

091.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

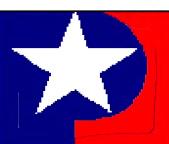
575,900 / 575,900

USE VALUE:

575,900 / 575,900

ASSESSED:

575,900 / 575,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		GOVERNOR RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: LEE PHILIP Q &amp; JENNY S Y

Owner 2:

Owner 3:

Street 1: 6 KINGS COURT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: N
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .08 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3465		Sq. Ft.	Site		0	70.	1.51	5									366,765						366,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								3465.000		209,100				366,800		575,900							
Total Card								0.080		209,100				366,800		575,900		Entered Lot Size					
Total Parcel								0.080		209,100				366,800		575,900		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		749.87		/Parcel: 749.87				Land Unit Type:					

**PREVIOUS ASSESSMENT**      **Parcel ID** 091.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	209,100	0	3,465.	366,800	575,900		Year end	12/23/2021
2021	101	FV	202,100	0	3,465.	366,800	568,900		Year End Roll	12/10/2020
2020	101	FV	202,000	0	3,465.	366,800	568,800	568,800	Year End Roll	12/18/2019
2019	101	FV	182,900	0	3,465.	372,000	554,900	554,900	Year End Roll	1/3/2019
2018	101	FV	182,900	0	3,465.	277,700	460,600	460,600	Year End Roll	12/20/2017
2017	101	FV	182,900	0	3,465.	251,500	434,400	434,400	Year End Roll	1/3/2017
2016	101	FV	182,900	0	3,465.	241,000	423,900	423,900	Year End	1/4/2016
2015	101	FV	171,400	0	3,465.	204,300	375,700	375,700	Year End Roll	12/11/2014

**SALES INFORMATION**      **TAX DISTRICT**      **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	951-12		10/1/1981		65,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2012	717	Porch	27,000					REPLACE PORCH
5/18/2010	461	Redo Bat	8,300	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
7/19/2012	Info Fm Prmt	BR	B Rossignol
3/31/2009	Measured	197	PATRIOT
6/6/2000	Inspected	264	PATRIOT
3/13/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 5 - Cape	1A - 1 Sty +Attic	1	Rating: Very Good	A Bath:	Rating:	EST BMT/ SINK IN BMT.															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:																
Foundation: 1 - Concrete	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix: 1	Rating: Fair	OTHER FEATURES	Kits: 1	Rating: Average															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	A Kits:	Rating:	Fpl:	Rating:																
Color: YELLOW	View / Desir:	WSFlue:	Rating:																		
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Grade: C - Average	Year Blt: 1952	Eff Yr Blt:	Location:	Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRS	FL	1st Res Grid	Desc: Line 1	# Units 1						
Alt LUC:	Alt %:	Jurisdct: G12	Fact: .	Totals	RMs: 5	BRs: 2	Baths: 1	Interior:	1	5	2										
Const Mod:	Lump Sum Adj:			Additions:	Kitchen:	Baths:	Heating:														
				Plumbing:	Electric:	General:	Totals	1	5	2											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Avg Ht/FL: STD	Prim Int Wal	1 - Drywall	Sec Int Wall:	Phys Cond: GD - Good	18. %	Functional:	Economic:	Basic \$ / SQ: 110.00	Rate	Parcel ID	Typ	Date	Sale Price								
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Total: 18.6 %	Special:	Override:	Size Adj.: 1.35000002	Const Adj.: 1.00999999	Adj \$ / SQ: 149.985													
Bsmnt Flr: 4 - Carpet	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Other Features: 60800	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ: 110.00	AvRate: 1.00	Ind.Val: 149.99											
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 1 - Forced H/Air	LUC Factor: 1.00	Adj Total: 256910	Depreciation: 47785	Depreciated Total: 209125	Juris. Factor: 1.00	Special Features: 0	Before Depr: 149.99	Val/Su Net: 108.62	Final Total: 209100	Val/Su SzAd: 201.68								
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 091.0-0001-0007.0												
<b>SPEC FEATURES/YARD ITEMS</b>												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
2	Frame Shed	D	Y	1	6X10	A	FR	1960	0.00	T	50	101									
More: N				Total Yard Items:				Total Special Features:				Total:									